



NOTICE OF PLAN AND ZONING COMMISSION OF THE CITY OF ANKENY PUBLIC HEARING ON A REZONING TO R-2, ONE-FAMILY AND TWO-FAMILY RESIDENCE DISTRICT, RESTRICTED TO ONE-FAMILY DEVELOPMENT FOR CERTAIN PROPERTY OWNED BY DEER CREEK ESTATES, LLC AND LOCATED ON THE SOUTHEAST CORNER OF THE NE 18TH STREET AND NE FOUR MILE DRIVE INTERSECTION.

NOTICE IS HEREBY GIVEN that the Plan and Zoning Commission of the City of Ankeny, Iowa, is considering an amendment to the Zoning Regulations, Chapter 192, of the Municipal Code of the City of Ankeny, Iowa, regarding the question of changing the present R-1, One-Family Residence District to R-2, One-Family and Two-Family Residence District, restricted to one-family development, for the following described property:

LEGAL DESCRIPTION:

A PART OF THE NORTHWEST QUARTER IN SECTION 17, TOWNSHIP 80 NORTH, RANGE 23 WEST OF THE FIFTH PRINCIPAL MERIDIAN, POLK COUNTY, IOWA MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID NORTHWEST QUARTER; THENCE NORTH 89°50'49" EAST, 40.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING NORTH 89°50'49" EAST, 1,599.36 FEET, THENCE SOUTH 00°08'16" EAST, 353.33 FEET; THENCE SOUTH 55°20'57" WEST, 310.83; THENCE SOUTH 63°48'06" WEST, 1,241.70 FEET; THENCE NORTHERLY ALONG A CURVE CONCAVE EASTERLY, WHOSE RADIUS IS 1,160.00 FEET, WHOSE ARC LENGTH IS 748.88 FEET AND WHOSE CHORD BEARS NORTH 18°19'47" WEST, 735.94 FEET; THENCE NORTH 00°09'54" EAST, 375.43 FEET TO THE POINT OF BEGINNING AND CONTAINING 27.63 ACRES (1,203,640 SQUARE FEET).

LAYMAN'S DESCRIPTION:

Approximately 28 acres of land located on the southeast corner of the NE 18th Street and NE Four Mile Drive intersection.

YOU ARE FURTHER AND SPECIFICALLY NOTIFIED that the proposed change as described above will affect only the above described real estate.

NOTICE IS FURTHER GIVEN that the Plan and Zoning Commission will meet at **6:30 P.M. on the 20th day of January, 2015**, at the Council Chambers, 410 West First Street, Ankeny, Iowa, to consider said amendment of rezoning, at which time and place all parties of interest and citizens shall have the opportunity to be heard.

CITY OF ANKENY, IOWA

Trish Kuhn, Secretary
Plan and Zoning Commission

Public Hearings are held during regular meetings of the Plan & Zoning Commission. At the conclusion of all public testimony on a subject, the Commission will close the public hearing and the item will be placed on the next Plan & Zoning Commission agenda (generally two weeks later). At that meeting City Staff will present their report and the Commission will deliberate and act on the subject.